

STEPHENSON BROWNE

Cypress Grove, Somerford, Congleton

CW12 4ZD

4 2 3 A

£640,000

DESCRIPTION

Constructed by the highly regarded David Wilson Homes in 2019, this outstanding detached family residence occupies a prime position within one of Somerford's most prestigious developments. Offering modern, energy-efficient living, the property combines contemporary design, generous proportions and quality finishes throughout.

Occupying an enviable position within this sought-after development, the property immediately impresses with its striking kerb appeal, substantial driveway and double garage. Beyond the front door, the beautifully appointed accommodation has been thoughtfully designed to provide both sophisticated entertaining space and comfortable day-to-day living.

A welcoming reception hall leads to two versatile reception rooms, while the heart of the home is the magnificent open-plan kitchen, living and dining area, ideal for social occasions, family gatherings and everyday use. With direct access to the beautifully landscaped rear garden, the property creates a seamless connection between indoor and outdoor spaces. A separate utility room and cloakroom further













enhance the practicality of this exceptional home. The well-appointed kitchen benefits from integrated appliances including a fridge, freezer and dishwasher, all of which are included within the sale, whilst the utility room houses an integrated washing machine which will also be included.

To the first floor, four generously proportioned double bedrooms provide excellent accommodation, including a superb principal suite featuring a dressing area and luxurious en-suite bathroom. The remaining bedrooms are served by a stylish family bathroom finished to an equally high standard.

Externally, the large rear garden offers an excellent space for al fresco dining, entertaining and relaxation. Further enhancing the property's energy efficiency credentials, the home is fitted with solar panels, providing environmental benefits alongside potential reductions in energy costs. The development itself enjoys an enviable edge-of-town position, bordered by open countryside while remaining conveniently close to local amenities, highly regarded schools and excellent transport links.

Offering the quality expected of a David Wilson home, combined with an exclusive location and exceptional accommodation, this impressive property represents a rare opportunity to acquire a premium residence in one of Somerford's most sought-after settings. With a superb layout, spacious interiors and an enviable position within this desirable development, the home delivers both practicality and luxury in equal measure. Early viewing is highly recommended to fully appreciate everything this outstanding property has to offer.













Tenure
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

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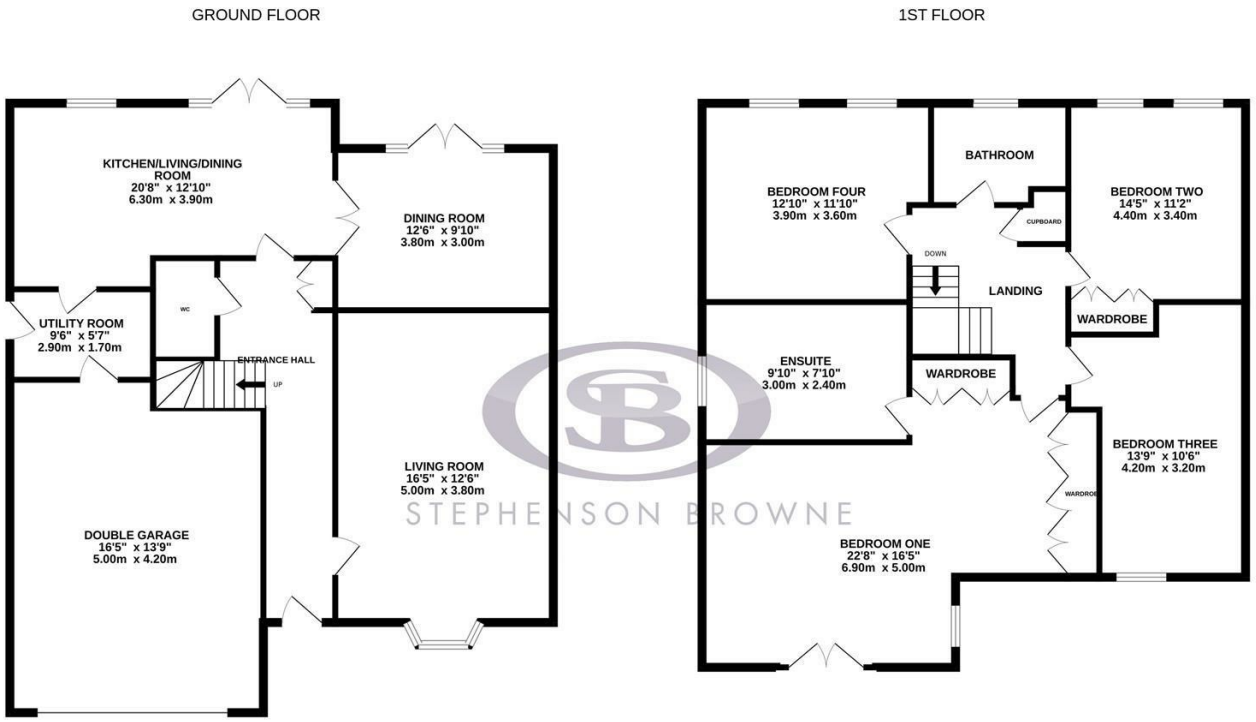








Floorplans

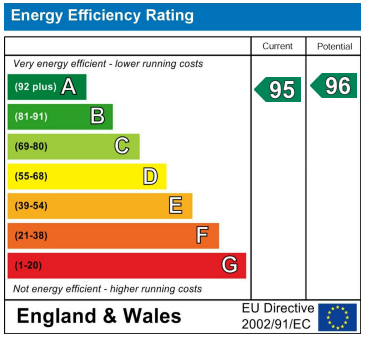


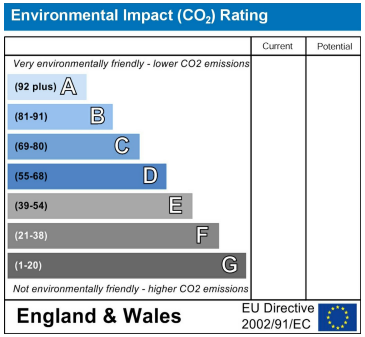
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



EPC Rating





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